

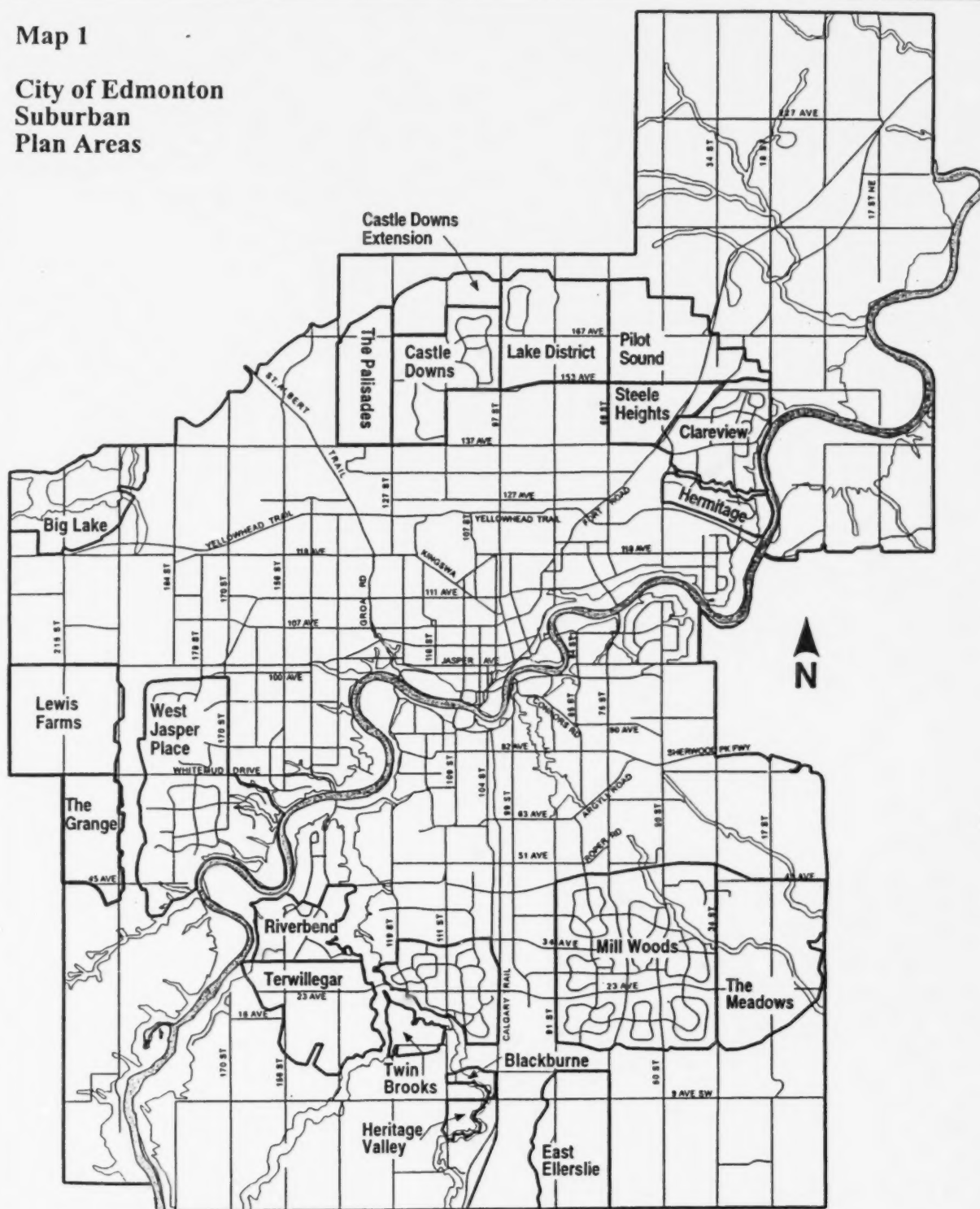
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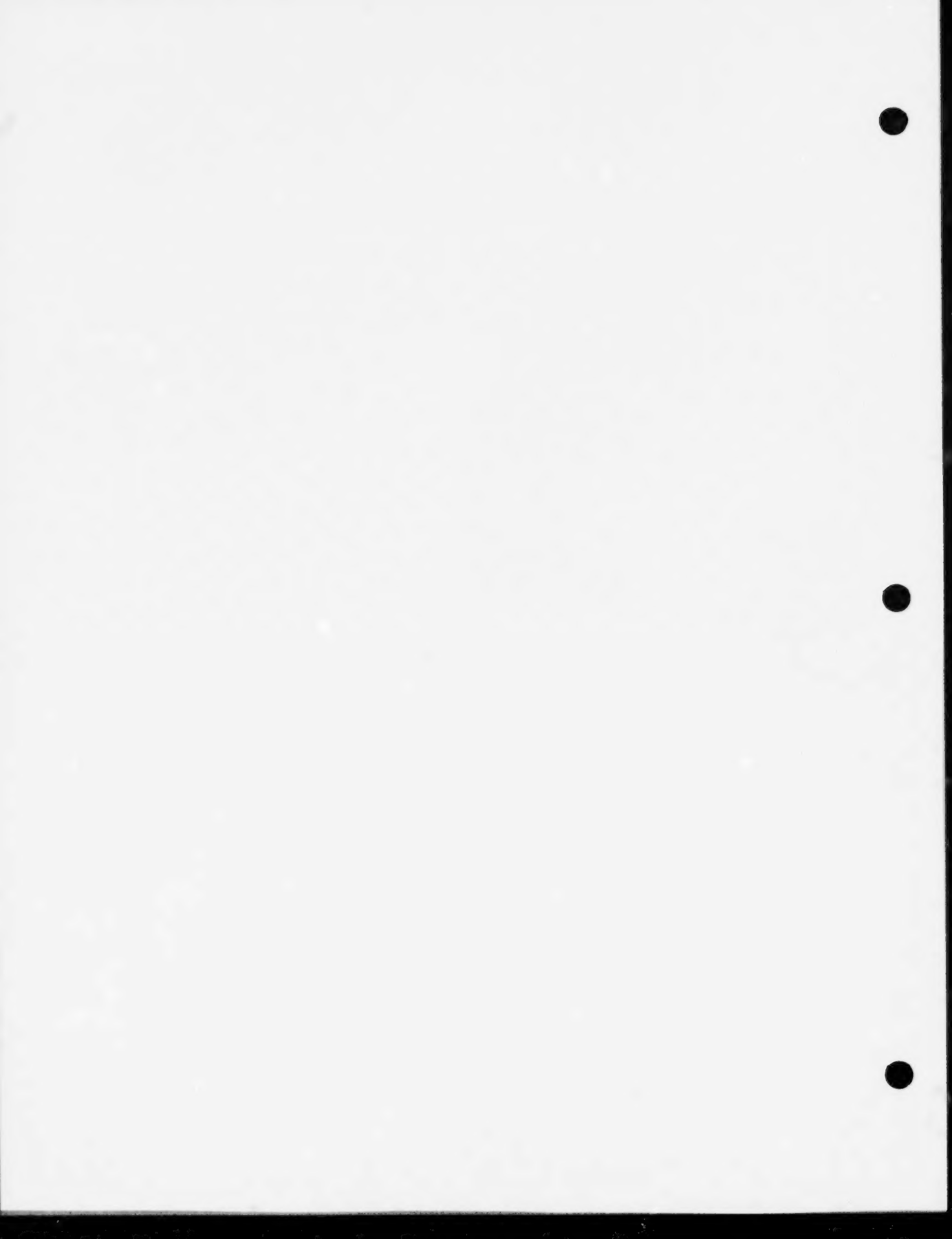
Status of
Residential
Land in
Edmonton
(Suburban Areas)

THE CITY OF
Edmonton
PLANNING AND
DEVELOPMENT



City of Edmonton Suburban Plan Areas





1999 STATUS OF RESIDENTIAL LAND IN EDMONTON (SUBURBAN AREAS)

AREA STRUCTURE PLAN	REGISTRATIONS		SERVICING		BUILDING PERMITS ISSUED				LOT SUPPLY (VACANT PARCELS)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcel)	Apartment (ha)		
Blackburne	0	0	0	18	26	0	44	17					
Castle Downs	37	37	37	3	0	126	129	38	2	2.2			
Castle Downs Extension	42	42	42	35	0	0	35	111	8	0.3	2		
Clareview, Hermitage, Steele Heights	45	0	0	122	1	0	123	197	17	3.5	4		
The Grange	172	194	194	104	10	0	114	205	3	4.6			
Heritage Valley	142	153	153	0	0	0	0	133					
Kaskitayo	0	0	0	1	0	0	1	4			1		
Lake District	225	209	209	360	44	0	404	532	70	3.0	1		
Lewis Farms	93	72	72	63	24	0	87	132					
Meadows	296	296	296	220	0	0	220	432	6	0.2			
Mill Woods	0	0	0	131	28	0	159	85	9	0.4	5		
Miller	98	148	148	38	0	0	38	173	2	4.0			
Palisades	94	165	165	143	0	0	143	249					
Pilot Sound	0	0	0	19	0	0	19	11					
Riverbend	0	24	24	72	35	0	107	129					
Tervillegar Heights	318	523	523	238	34	0	272	623	29	1.9	1		
Twin Brooks	76	105	105	127	14	0	141	159	10	0.7	16		
West Jasper Place	124	128	128	171	14	62	247	267			2		
ASP AREAS TOTAL	1762	2096	2096	1865	230	188	2283	3497	156	20.8	32		

Source: City of Edmonton, Planning and Development

Definitions:

Registrations are defined as parcels legally established within a plan of subdivision as recorded with Alberta Land Titles Office.

Servicing refers to lots that have complete underground servicing and, at a minimum, gravelled access roads.

Building permits are defined as approvals for dwelling units by the Planning and Development Department.

Lot supply refers to vacant parcels that are available for new buildings; the majority of these parcels are fully serviced.

City of Edmonton Suburban Residential Land Development

Historical Data

Single Family Activity	1999	1998	%Change 98-99	1997	1996	1995	1994	1993	1992	1991
Lots Registered	1761	2985	-41	1857	1109	413	1515	2136	2562	1693
Lots Serviced	2096	2878	-27	2163	1180	529	1236	2303	1979	1306
Permits Issued	1865	1856	0	1770	1383	1217	1529	1951	2482	1349
Lot Supply (year end) *	3497	3702	-6	3405	2617	2960	2514	4096	3592	3371
Multi Family Activity										
Permits Issued (units)	418	641	-35	511	398	333	664	1486	758	422

Source: City of Edmonton, Planning and Development Department

* Note: The lot supply figures are based on tax records that show the lot is vacant. Due to record keeping, lot supply differs from expected lot supply if calculated adding lot servicing to the previous year's supply and subtracting permits issued.

1999 Residential Activity in Blackburne

Blackburne Neighbourhoods	Registrations	Servicing	Building Permits Issued			Lot Supply (Vacant Parcels)					
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Blackburne			18	26		44	17				
Blackburne Total	0	0	18	26	0	44	17	0	0	0	0

Source: City of Edmonton Planning and Development Department

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Castle Downs

Castle Downs Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Baranow					83	83					
Baturyn						0	1	2	2.2		
Beaumaris	37	37	2		43	45	37				
Caernarvon						0					
Carlisle						0					
Dunlop			1			1					
Lorelei						0					
Castle Downs Totals	37	37	3	0	126	129	38	2	2.2	0	0

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Castle Downs Extension

Castle Downs Extension Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Elsinore			25			25	62	8	0.3	2	1.4
Canossa	42	42	10			10	49				
Chambery						0					
Rapperswill						0					
Castle Downs Ext. Total	42	42	35	0	0	35	111	8	0.3	2	1.4

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Clareview, Hermitage and Steele Heights

Clareview, Hermitage and Steele Heights Neighbourhoods	Registrations		Servicing		Building Permits Issued			Lot Supply (Vacant Parcels)			
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Clareview						0					
Bannerman						0					
Belmont						50					
Fraser	5					30					
Hairsine						0					
Kernohan						0					
Kirkness	40					10					
Sifton Park						0					
Clareview Campus						0					
Hermitage						0					
Canon Ridge						0					
Homesteader						0					
Overlanders						17					
Steele Heights						0					
McLeod						0					
York						0					
Casselman						16					
Clareview, Hermitage, Steele Heights Total	45	0		1	0	123					

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in The Grange

The Grange Neighbourhoods	Registrations		Servicing		Building Permits Issued				Lot Supply (Vacant Parcels)			
	Single Units	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Glastonbury	172	194			104	10	114	205	3	4.6		
The Hamptons							0					
The Grange	172	194			104	10	0	205	3	4.6	0	0

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Heritage Valley

Heritage Valley Neighbourhoods	Registrations		Servicing		Building Permits Issued			Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Blackmud Creek	142	153	153				0	133				
Heritage Valley Total	142	153	153	0	0	0	0	133	0	0	0	0

Source: City of Edmonton Planning and Development Department

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Kaskitayo

Kaskitayo Neighbourhoods	Registrations		Servicing		Building Permits Issued				Lot Supply (Vacant Parcels)			
	Single Units	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Bearspaw					1		1					
Blue Quill							0	4				
Ermineskin							0				1	1.4
Keheewin							0					
Skyrattler							0					
Steinhauer							0					
Sweet Grass							0					
Kaskitayo Total	0	0	0	0	1	0	1	4	0	0.0	1	1.4

Source: City of Edmonton Planning and Development Department

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Lake District

Lake District Neighbourhoods	Registrations		Servicing		Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	90	Single Units	90	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Belle Rivle	90		90		127			127	186	10	0.4		
Crystallina Nera								0					
Eaux Claires	67				99	44		143	116	38	1.3	1	1.5
Joviz								0					
Lago Lindo								0					
Maylewan					64			64	131				
Ozerna			51		21			21	8	21	0.9		
Schonsee								0					
Town Centre								0					
Klarvatten	68		68		49			49	91	1	0.4		
Lake District Total	225		209		360	44	0	404	532	70	3.0	1	1.5

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Lewis Farms

Lewis Farms Neighbourhoods	Registrations		Servicing		Building Permits Issued					Lot Supply (Vacant Parcels)				
	Single Units		Single Units		Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)	
Breckenridge	92		72		54			54	98					
Potter Greens	1				9	24		33	34					
Lewis Farms Total	93		72		63	24	0	87	132	0	0	0	0	

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in The Meadows

The Meadows Neighbourhoods	Registrations	Servicing	Building Permits Issued			Lot Supply (Vacant Parcels)					
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Larkspur	66	57	125			125	108	6	0.2		
Wild Rose	230	239	95			95	324				
Silver Berry						0					
The Meadows Total	296	296	220	0	0	220	432	6	0.2	0	0

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Mill Woods

Mill Woods Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Bisset			1			1	14	2	0.1	2	1.5
Crawford Plains						0					
Daly Grove						0	1				
Ekota						0					
Flynn Dell						0					
Greenview						0					
Hillview						0					
Jackson Heights						0					
Kameyosek						0					
Kiniski Gardens			127			127	65				
Lee Ridge						0					
Menisa						0					
Meyokumin						0	3				
Meyonohk						0	1			1	0.1
Michaels Park						0					
Minchau						0					
Pollard Meadows			1	6		7	1			2	0.3
Richfield						0					
Sakaw			1			1					
Satoo						0					
Tawa				22		22					
Tipaskan						0					
Town Centre						0					
Tweddle Place						0					
Weinlos			1			1		7	0.3		
Mill Woods Total	0	0	131	28	0	159	85	9	0.4	5	1.9

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Miller

Miller Neighbourhood	Registrations		Servicing		Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	98	Single Units	148	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Miller		98		148	38			38	173	2	4.0		
Miller Total		98		148	38	0	0	38	173	2	4.0	0	0

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in The Palisades

Palisades Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Carlton		36				0					
Cumberland	73	99	124			124	177				
Hudson (Pembina)	21	30	25			25	20				
Oxford			19			19	52				
Palisades Total	94	165	168	0	0	168	249	0	0	0	0

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Pilot Sound

Pilot Sound Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Matt Berry			5			5	7				
Hollick Kenyon			14			14	4				
Pilot Sound Total	0	0	19	0	0	19	11	0	0.0	0	0

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Riverbend

Riverbend Neighbourhoods	Registrations		Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)			
	Single Units	Single Units		Single Units	Row Units	Apartment Units	Total Units	Single Units (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Brander Gardens							0				
Brookside							0				
Bulyea Heights				12	18		30	13			
Carter Crest				3	10		13	1			
Falconer Heights		24		39	7		46	54			
Henderson Estate				17			17	49			
Leger							0				
Ogilvie Ridge							0	1			
Ramsay Heights							0	8			
Rhatigan Ridge				1			1	3			
Riverbend Total	0	24		72	35	0	107	129	0	0.0	0

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Terwillegar Heights

Terwillegar Heights Neighbourhoods	Registrations		Servicing		Building Permits Issued				Lot Supply (Vacant Parcels)			
	Single Units	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Haddow	148	156			93	11	104	179	1	0.5		
Hodgson							0					
Leger	75	127			67	23	90	133	5	0.4	1	1.1
Terwillegar Towne	95	240			78		78	311	23	1.1		
Total	318	523			238	34	0	623	29	1.9	1	1.1

Source: City of Edmonton Planning and Development

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in Twin Brooks

Twin Brooks Neighbourhoods	Registrations		Servicing		Building Permits Issued				Lot Supply (Vacant Parcels)			
	Single Units	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Twin Brooks	76	105	105	127	14		141	159	10	0.7	16	1.2
Twin Brooks Total	76	105	105	127	14	0	141	159	10	0.7	16	1.2

Source: City of Edmonton Planning and Development Department

Source: City of Edmonton Planning and Development Department

1999 Residential Activity in West Jasper Place

1999 Residential Activity in West Jasper Place					West Jasper Place						
Neighbourhoods	Registrations	Servicing	Building Permits Issued			Lot Supply (Vacant Parcels)					
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apartment (parcels)	Apartment (ha)
Aldergrove						0					
Belmead						0					
Callingtonwood					62	62				1	1.3
Dechene			39			39	19				
Donsdale	49	53	27			27	67				
Gariepy						0	2				
Jamieson Place	75	75	56			56	116				
LaPerle						0					
Lymburn						0					
Oleskiw			13			13	3				
Ormsby Place			33			33	41				
Summerlea				14		14	1				
Terra Rosa						0					
Thorncliff						0	3				
Wedgewood Heights			3			3	2				
Westridge						0	13			1	1.2
West Jasper Place Total	124	128	171	14	62	247	267	0	0.0	2	2.5

Source: City of Edmonton Planning and Development Department